

AP MORGAN



Groveley Lane, Birmingham
Offers in the region of £255,000

Features:

- Two double bedrooms
- Semi-detached house
- Modern kitchen & family bathroom
- Off-street parking on drive
- Generous room sizes throughout
- Conservatory
- Sizeable rear garden
- Excellent location

Description:

A beautifully presented and fully modernised two-bedroom, semi-detached residence, this stunning home boasts a stylish lounge, contemporary kitchen/diner, and a meticulously maintained rear garden. Ideally located in Longbridge, Birmingham, this property offers stylish and comfortable living in a prime location for shopping and transport.

To the front, a tidy block-paved driveway provides ample off-road parking, complemented by attractive flower beds and neatly maintained hedged boundaries.

Upon entry, the porch opens to an inviting hallway. The spacious lounge is enhanced by a fireplace and a charming bay window, flooding the space with natural light. The modern kitchen/diner is a true showpiece, featuring attractive wall and base units, integrated electric cooker and microwave, a generous central island with breakfast bar, and stylish countertops. A cupboard provides additional convenient storage under-stairs. Open to the kitchen is the sunny conservatory, filling the rooms with natural light, and which opens onto the beautifully landscaped rear garden.

Ascending to the first floor, the property boasts a generous main bedroom with a sizeable bay window, alongside a well-proportioned second double bedroom. The modern bathroom has been fitted to a high standard, comprising a WC, vanity sink unit, bath with mains shower above, and chrome heated towel rail.

The rear garden is a well maintained outdoor space, featuring a combination of paved and decked seating areas, a lawn, and an array of mature plants, bushes, and trees. A



garden shed and secure fenced boundaries complete the outdoor space.

The property enjoys a convenient location close to local shops, with additional shopping and amenities available at nearby Longbridge and Northfield town centres. Excellent transport links include direct train services from Longbridge and Northfield stations to Birmingham City Centre, as well as easy road access to the city, the M5 and M42 motorways, and beyond. Families will also appreciate the proximity to several well-regarded primary and secondary schools, as well as higher education institutions.

Details:

Porch

Hallway

Lounge 11'10"x13'2" (3.6mx4.01m) Max. dimensions

Kitchen/Breakfast Room 15'x10'9" (4.57mx3.28m)

Conservatory 13'1"x5'6" (4mx1.68m)

Landing

Bedroom One 15'1"x13'2" (4.6mx4.01m) Max. dimensions

Bedroom Two 8'10"x10'11" (2.7mx3.33m)

Bathroom 5'10"x7'6" (1.78mx2.29m)

EPC Rating: E

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.



How can we help you?

Need a mortgage?

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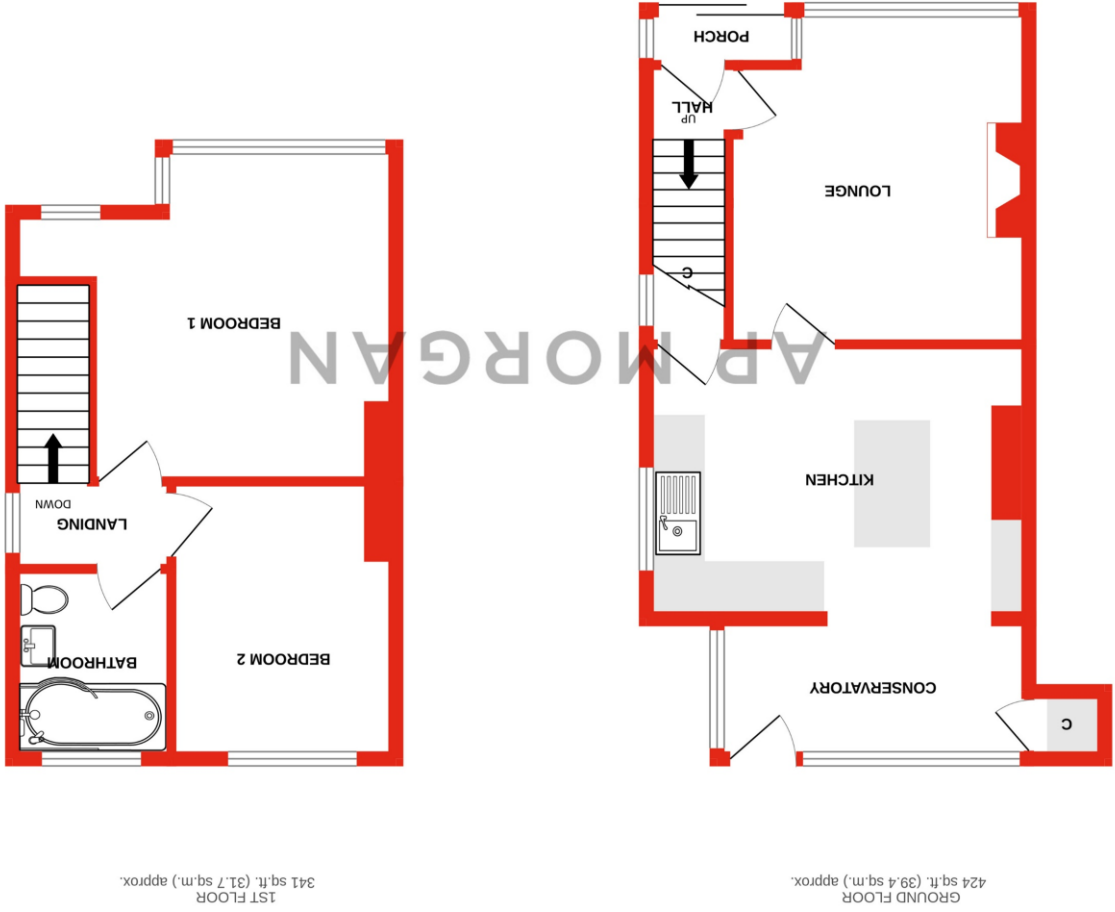
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TOTAL FLOOR AREA : 765 sq.ft. (71.0 sq.m.) approx.
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